

153.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

747,100 /

747,100

747,100 /

747,100

747,100 /

747,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		FISHER RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: BURKE JAMES P	
Owner 2:	
Owner 3:	

Street 1: 26 FISHER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: BERNBECK DAVID W -

Owner 2: SAAD RIMA -

Street 1: 26 FISHER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 4,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Clapboard Exterior and 1453 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**PROPERTY FACTORS**

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4250		Sq. Ft.	Site		0	80.	1.29	9									438,002						438,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4250.000	309,100		438,000	747,100			
Total Card		0.098	309,100		438,000	747,100	Entered Lot Size		
Total Parcel		0.098	309,100		438,000	747,100	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	514.35	/Parcel: 514.3	Land Unit Type:		

APPRAISED: 747,100 /

USE VALUE: 747,100 /

ASSESSED: 747,100 /


**Patriot Properties Inc.**  
 USER DEFINED  
 Prior Id #1: 101561

!11997!

**PRINT**

Date Time

12/11/20 02:07:11

**LAST REV**

Date Time

04/24/18 09:00:48

ekelly

11997

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,100	0	4,250.	438,000	747,100	747,100	Year End Roll	12/18/2019
2019	101	FV	243,800	0	4,250.	410,600	654,400	654,400	Year End Roll	1/3/2019
2018	101	FV	243,000	0	4,250.	339,500	582,500	582,500	Year End Roll	12/20/2017
2017	101	FV	243,000	0	4,250.	312,100	555,100	555,100	Year End Roll	1/3/2017
2016	101	FV	243,000	0	4,250.	284,700	527,700	527,700	Year End	1/4/2016
2015	101	FV	237,100	0	4,250.	279,200	516,300	516,300	Year End Roll	12/11/2014
2014	101	FV	237,100	0	4,250.	259,500	496,600	496,600	Year End Roll	12/16/2013
2013	101	FV	235,100	0	4,250.	246,900	482,000	482,000		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERNBECK DAVID	1403-38		7/29/2011		585,000	No	No		
SU YUNG-HSI-ET	1277-115		11/24/2003		475,000	No	No		
	1029-89		4/1/1987		224,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2012	1006	Redo Kit	9,800					

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/17/2018	Inspected	PH	Patrick H
3/10/2018	MEAS&NOTICE	HS	Hanne S
7/3/2012	Measured	JBS	JOHN S
10/29/2011	MLS	EMK	Ellen K
4/3/2009	Inspected	163	PATRIOT
3/4/2009	Measured	372	PATRIOT
4/27/2004	MLS	HC	Helen Chinal
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

